

BOARD OF APPEAL REFERRALS

March 4, 1982

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107 Park Drive, Boston

MEMORANDUM

March 4, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/23

Z-5516
Mutual Bank For Savings
230 Harvard Ave, Allston
at Brookline Line

One story structure

District(s):	apartment_____	general business B-1_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect vestibule area and canopy for automatic teller machine

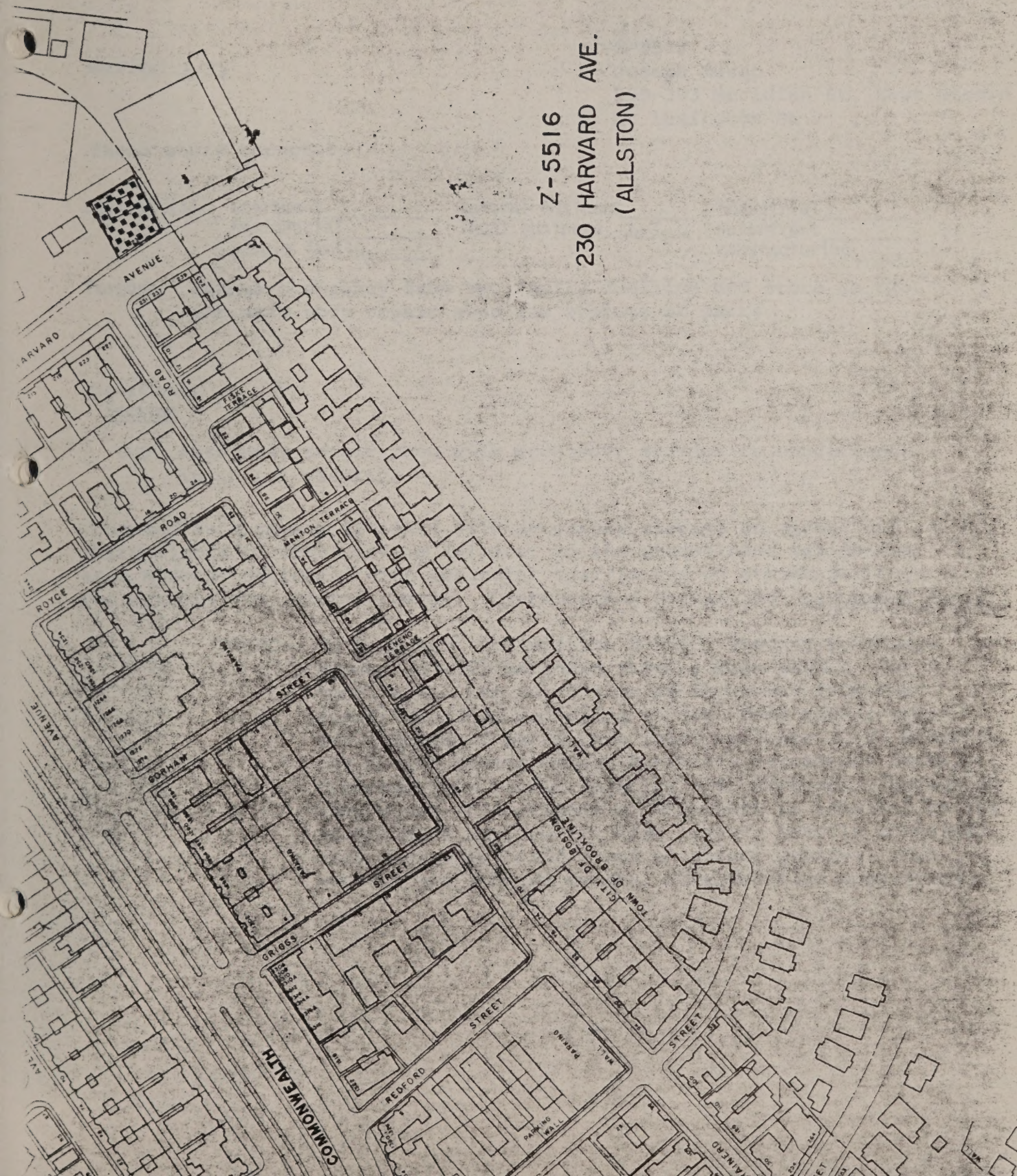
Violation(s):
Section

8-3 Change in conditional use

Proposal will not significantly impact the commercial-residential area.
Eight on site parking spaces are provided. No objections. Recommend approval

VOTED: In reference to petition Z-5516, brought by Mutual Bank For Savings, 230 Harvard Avenue, Allston, for a conditional use to erect vestibule area and canopy for automatic teller machine in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Proposal will not significantly impact the residential-commercial area at Brookline line.

Z-5516
230 HARVARD AVE.
(ALLSTON)



Board of Appeal Referrals 3/4/82

Hearing: 3/23

Z-5518

Joseph Russo

299-303 Meridian St, East Boston
at Lexington St

Three story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two family dwelling and store to two car auto body repair shop and storage of parts

Violation(s):
Section

8-7 Auto body repair shop with accessory storage is conditional in an L-1 district

Proposed auto repair facility with accessory storage on second and third floors of structure is inimical to the predominant residential area already congested with vehicular traffic and on street parking. Two schools are located nearby. Overwhelming opposition. Recommend denial.

VOTED: In reference to petition Z-5518, brought by Joseph Russo, 299-303 Meridian Street, East Boston, for a conditional use for change of occupancy from two family dwelling and store to auto body repair shop and storage of parts in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed auto repair facility with accessory storage on second and third floors of structure is inimical to the predominant residential area already heavily congested with vehicular traffic and on street parking. Two schools are located nearby. Overwhelming opposition.



Z - 5518

299-303 MERIDIAN ST.
(E.B.)

Board of Appeal Referrals 3/4/82

Hearing: 3/23

Z-5527

James Leon

4334 Washington St, Roslindale
at Albano St

One story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from filling station to filling station and
rental of tools

Violation(s):
Section

8-7 Rental and storage of equipment is forbidden in an R-.5 district

Tool and equipment "Rent All Station" is existing. Washington Street is
local commercial-residential. No neighborhood opposition. Recommend
approval with provisos.

VOTED: In reference to petition Z-5527, brought by James
Leon, 4334 Washington Street, Roslindale, for a for-
bidden use for change of occupancy from filling station
to filling station and rental of tools in a residential
(R-.5) district, the Boston Redevelopment Authority
recommends approval with the following provisos: that
off street parking spaces be defined; that there be no
exterior storage of tools or equipment; that signage
comply with code requirements.

Z - 5527
4334 WASHINGTON ST
(RO3)



Board of Appeal Referrals 3/4/82

Hearing: 3/23

Z-5529

Mark R Chance

66 St Rose St, Jamaica Plain
near Arborway

2½ story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

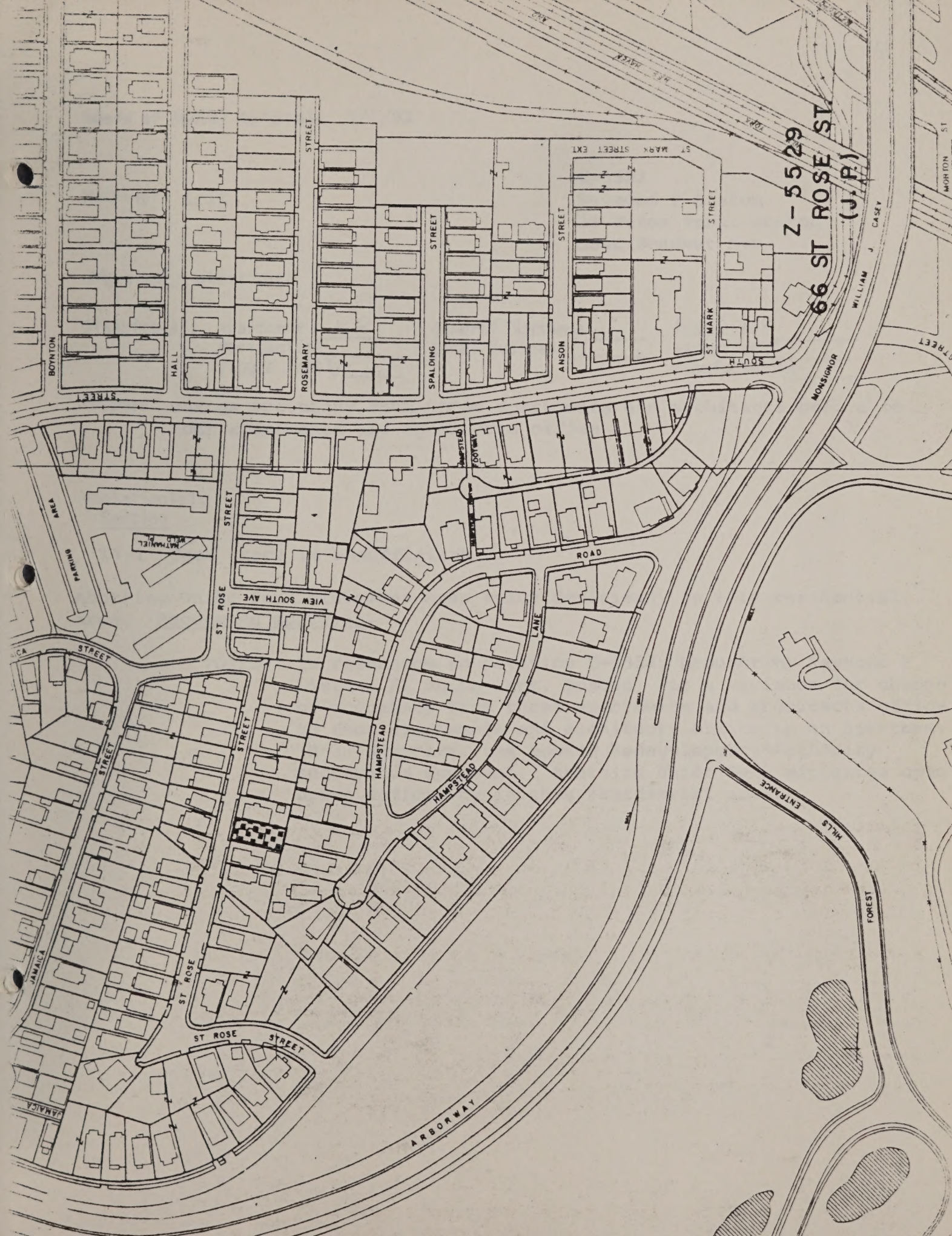
Purpose: change occupancy from two to three apartments

Violation(s):
Section

- 8-7 Dwelling converted for more families which meets less than half of lot area and open space requirements is forbidden in an R-.8 district
- 14-1 Lot area is insufficient
- 17-1 Open space is insufficient

Proposed conversion of attic to dwelling unit is compatible with residential neighborhood. No objections. Recommend approval.

VOTED: In reference to petition Z-5529, brought by Mark R Chance, 66 St Rose Street, Jamaica Plain, for a forbidden use and two variances for change of occupancy from two to three apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed conversion of attic to dwelling unit is compatible with residential neighborhood.



Z-5529
66 ST ROSE ST.
(J.P.)

Board of Appeal Referrals 3/4/82

Hearing: 3/23

Z-5532

Raymond F Liston
25 Union Park, Boston
near Shawmut Ave

3½ story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three apartments and architects office to
four apartments and architects office

Violation(s):
Section

17-1 Open space is insufficient

Abutting Union Park mitigates open space deficiency in this residential
area. Recommend approval.

VOTED: In reference to petition Z-5532, brought by Raymond F
Liston, 25 Union Park, Boston, for a variance for change
of occupancy from three apartments and architects office
to four apartments and architects office in an apartment
(H-3) district, the Boston Redevelopment Authority
recommends approval. Abutting Union Park mitigates open
space deficiency in this residential area.



Z-5532

25 UNION PARK
(B.P.)

MONTGOMERY PARK

UNION PARK

MONTGOMERY REYNOLDS

WASHINGTON STREET

CANTON STREET

SHAWMUT STREET

PLAYGROUND

YERMOINT STREET

JOHN WAY STREET

ROXBURY STREET

STEELE STREET

STEELE STREET

STEELE STREET

STEELE STREET

STEELE STREET

STEELE STREET

STEELE STREET

STEELE STREET

WARREN STREET

ARTMOUTH STREET

STEELE STREET

STEELE STREET

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STEELE STREET

Board of Appeal Referrals 3/4/82

Hearing: 3/9

Z-5533

Paul F Walker

95 Warren Ave, Hyde Park
near Highland St

Three story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single familyS-.3_____		manufacturing_____

Purpose: change occupancy from one to three family dwelling

Violation(s):

Section

- 8-7 Three family dwelling is forbidden in an S-.3 district
- 8-7 Dwelling converted for more families which meets less than half of the lot area requirement is forbidden in an S-.3 district
- 14-1 Lot area is insufficient

Proposed three family occupancy will have a negative impact on this residential neighborhood. Abutters, concerned with creation of undesirable precedent, have expressed opposition. Fairmount Neighborhood Association is strongly opposed. Two family occupancy would be consistent with neighborhood character. Recommend denial.

VOTED: In reference to petition Z-5533, brought by Paul F Walker, 95 Warren Avenue, Hyde Park, for two forbidden uses and a variance for change of occupancy from one to three family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends denial. Proposed three family occupancy will have a negative impact on this residential neighborhood. Abutters, concerned with creation of undesirable precedent, have expressed opposition. Fairmount Neighborhood Association is strongly opposed. Two family dwelling would be consistent with neighborhood character.



Z-5533

95 WARREN AVE.
(H.P.)

Board of Appeal Referrals 3/4/82

Hearing: 3/23

Z-5535

Carmine Acquaviva
189 Gladstone St, East Boston
near Breed Street

2½ story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two family dwelling to four apartments

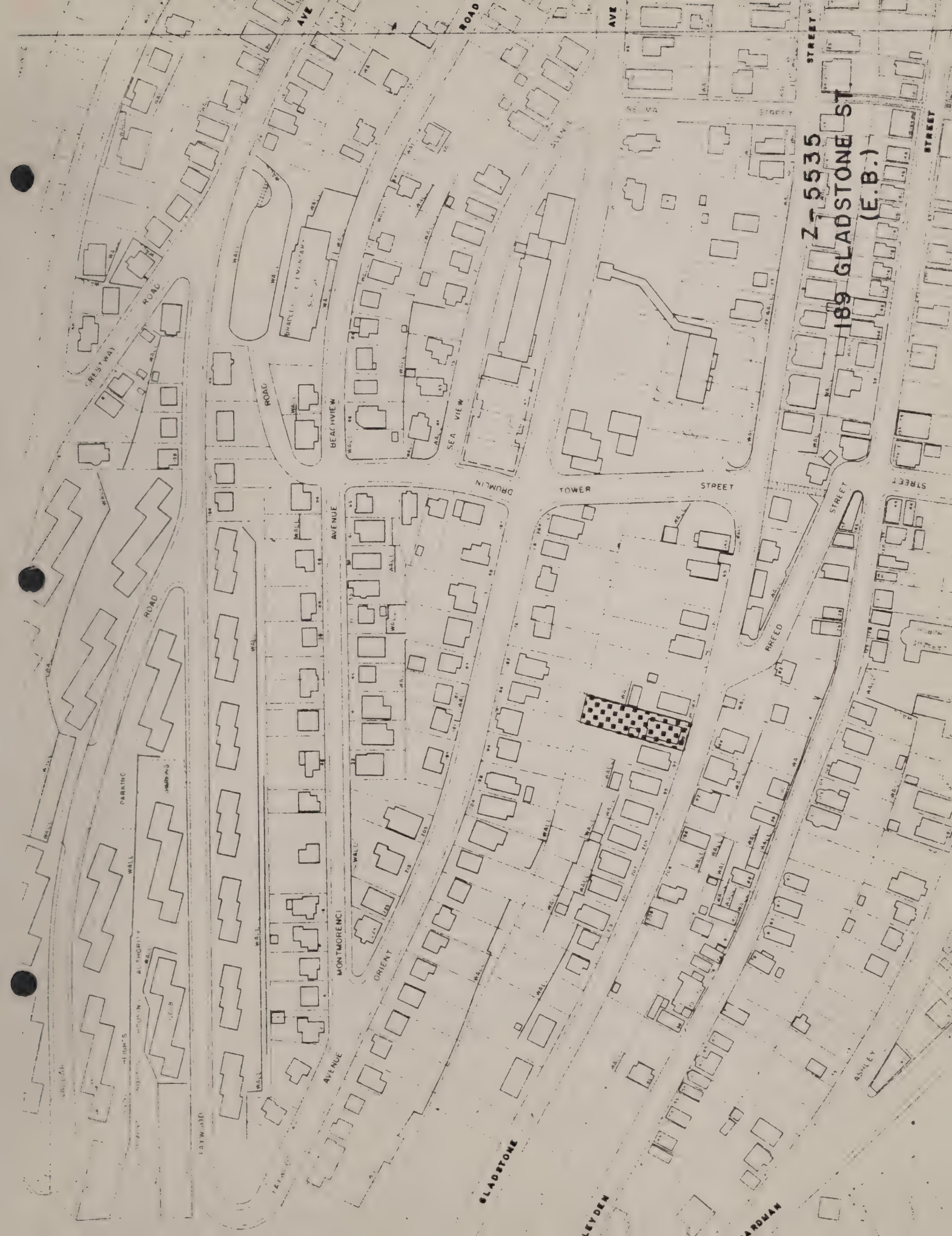
Violation(s):

Section

- 8-7 Any dwelling converted for more families which meets less than half of the lot area requirement is forbidden in an R-.5 district
- 14-1 Lot area is insufficient
- 14-3 Lot width is insufficient
- 14-4 Street frontage is insufficient

Petitioner states three family occupancy has existed for many years. Neighbors and abutters have no opposition to additional unit. Recommend approval.

VOTED: In reference to petition Z-5535, brought by Carmine Acquaviva, 189 Gladstone Street, East Boston, for a forbidden use and three variances for change of occupancy from two family to four family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Petitioner states three family occupancy has existed for many years. Neighbors and abutters have no objection to additional unit.



Z-5535

189 GLADSTONE ST

(E.B.)

GLADSTONE

LEYDEN

ARDUAN

AVENUE

MONTMORENCY

ORIENT

DUMOUN

TOWER

STREET

BREED

STREET

STREET

STREET

STREET

BEACHVIEW

SEA VIEW

PARKING

ALLEGRI

WALL

ROAD

ROAD

RESTWAY

ROAD

SHARLES

WALL

ROAD

AVE

Board of Appeal Referrals 3/4/82

Hearing: 3/9

Z-5537-5538

Gene R & Mary M Lewis
1314 Hyde Park Avenue &
27 Dana Avenue, Hyde Park

Three story structure; two story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy-fabrication of alarm systems (alarm service);
subdivide

Violation(s):

Section

- 8-7 Fabrication of alarm systems is forbidden in an R-.5 district
- 14-1 Lot area is insufficient
- 14-3 Lot width is insufficient
- 14-4 Street frontage is insufficient
- 15-1 Floor area ratio is excessive
- 18-1 Front yard is insufficient
- 18-4 Front yard is insufficient
- 19-1 Side yard is insufficient
- 20-1 Rear yard is insufficient

Subdivision will allow two story structure fronting on Hyde Park Avenue to be occupied for fabrication of alarm systems. The immediate area, which is proximate to Cleary Square, is primarily commercial. Residents are not opposed to use per se but have expressed opposition to a retail operation. Recommend approval with proviso.

VOTED: In reference to petitions Z-5537-5538, brought by Gene R & Mary M Lewis, 1314 Hyde Park Avenue & 27 Dana Avenue, Hyde Park, for a forbidden use and ten variances to legalize occupancy as fabrication of alarm systems and subdivide in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that there be no retail operation.



Z-5537-38
1314 HYDE PARK AVE.
27 DANA AVE.
(H. P.)

Board of Appeal Referrals 3/4/82

Hearing: 3/9

Z-5539

Roman Catholic Archbishop of
Boston
1048 Dorchester Ave, Dorchester
at St Williams St

Three story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

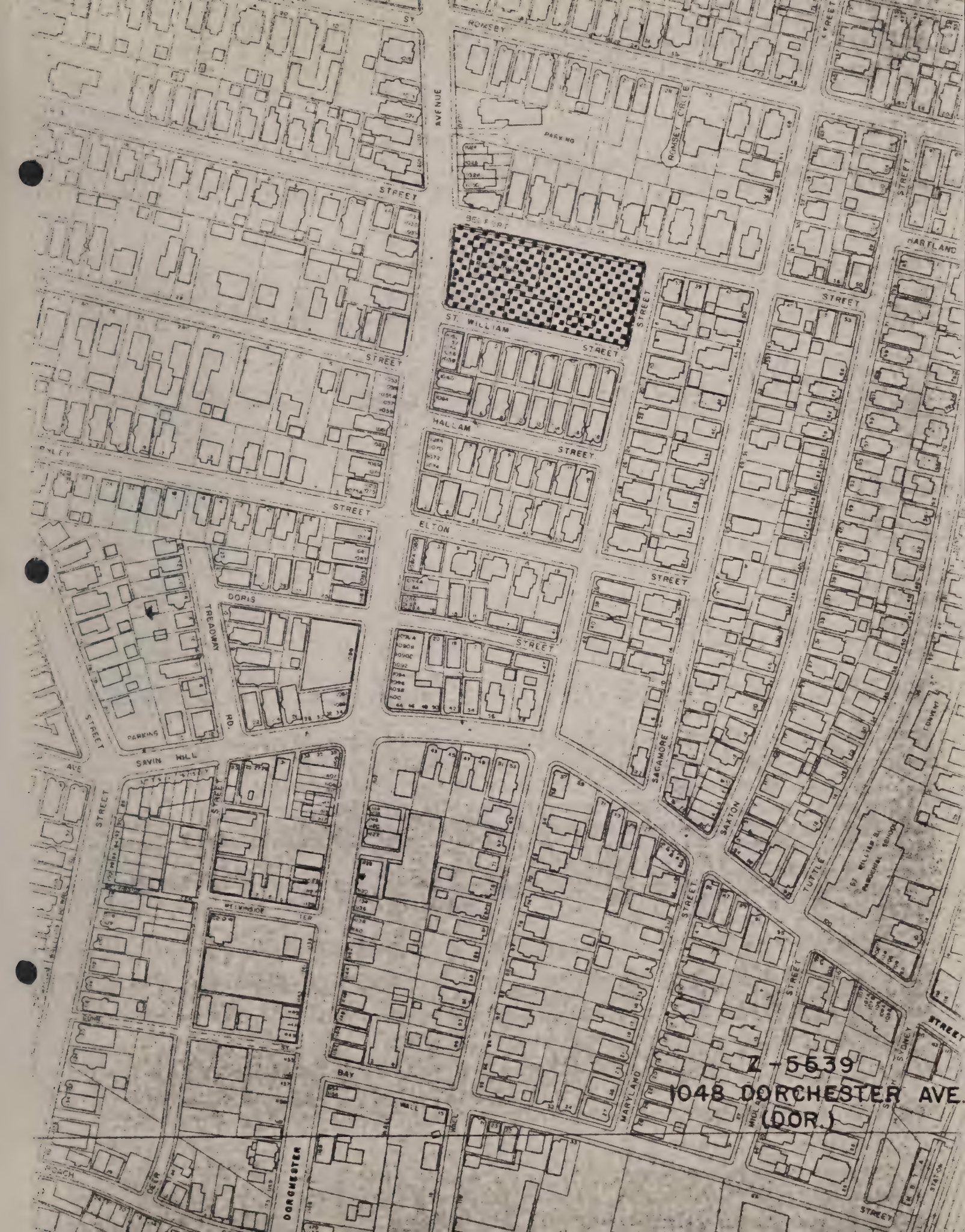
Purpose: erect new church and rectory

Violation(s):
Section

- 16-1 Height of building is excessive
- 18-4 Front yard is insufficient
- 23-2 Off street parking is insufficient

An application to the Landmarks Commission has been filed to designate the rectory building as a landmark and a preliminary hearing will be scheduled within thirty days. Recommend decision be deferred pending Landmarks Commission determination.

VOTED: In reference to petition Z-5539, brought by Roman Catholic Archbishop of Boston, 1048 Dorchester Avenue, Dorchester, for three variances to erect new church and rectory in a residential (R-.8) district, the Boston Redevelopment Authority recommends that decision be deferred pending Landmarks Commission determination. Petition has been filed with Landmarks Commission to designate rectory building as a landmark and a preliminary hearing will be scheduled within thirty days.



Z-5539

1048 DORCHESTER AVE
(DOR.)

Board of Appeal Referrals 3/4/82

Hearing: 3/9

Z-5540
KPT Realty Trust
William A Kaylor
235 West Newton St, Boston
near St Botolph St

Three story structure

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from one family dwelling to eight apartments

Violation(s):
Section

- 8-7 Dwelling converted for more families which meets less than half the of the open space requirement is forbidden in an H-2 district
- 17-1 Open space is insufficient
- 23-1 Off street parking is insufficient

Proposal is excessive. A six unit occupancy is more compatible for this vacant structure. St Botolph Street Association would support reduced units.
Recommend denial as submitted.

VOTED: In reference to petition Z-5540, brought by KPT Realty Trust, 235 West Newton Street, Boston, for a forbidden use and two variances for change of occupancy from one family dwelling to eight apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial as submitted. Proposal is excessive. A six unit occupancy is more compatible for this vacant structure. Authority and St Botolph Street Association would support six units with design review of any exterior alterations.



Z-5540
235 W. NEWTON ST.
(B.P.)

Board of Appeal Referrals 3/4/82

Hearing: 3/23

Z-5547 & 5562
James Rosatto
452 Bremen St, East Boston
at Bennington St

Three structures (1-2½-1½ stories)

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one story addition; combine lots and erect one story
addition

Violation(s):
Section

8-6 Change to pre existing conditional use

8-7 Car wash is conditional in a B-1 district

Front addition enclosing conveyor from elements and vandalism is existing.
Proposal for rear of facility consists of combining three contiguous lots
and construction of a four stall self service coin operated spray car wash.
Immediate area is primarily commercial. Abutters have no objections.
Recommend approval with provisos.

VOTED: In reference to petitions Z-5547 & 5562, brought by
James Rosatto, 452 Bremen Street, East Boston, for two
conditional uses to erect two additions and combine lots
in a general business (B-1) district, the Boston
Redevelopment Authority recommends approval provided plan
inclusive of circulation, drainage, storage, discharge
capacity are submitted for design review.



PRESCOTT
SQUARE

LEXINGTON
SQUARE

EAGLE
SQUARE

STREET

STREET

STREET

STREET

STREET

PRINCETON

PRINCETON

SARATOGA

PATRICK

KENNEDY

SCHOOL

STREET

DAY
SQUARE

PRESCOTT

STREET

BENNINGTON

STREET

STREET

CHELSEA

BREMEN

CHELSEA

BENNINGTON

STREET

BOSTON & ALBANY
RAILROAD

BOSTON & ALBANY
RAILROAD

FRANKFORT
STATION

TANK

Z-5547

452 BREMAN ST.
(E.B.)

BOSTON & ALBANY RR

Board of Appeal Referrals 3/4/82

Hearing: 3/23

Z-5554
Linda M. Pettine, Trustee
107 Park Drive, Boston
at Jersey Street

Five-story structure

District(s): apartment H-2 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: increase number of lodgers from 37 to 50 persons.

Violation(s):
Section

8-7 Lodging house is conditional in an H-2 district.

Facility, former Audubon Hospital and presently a halfway house for convicts, has occupied building for last four-five years and can accommodate additional thirteen persons. There is a staff of 25 persons covering three shifts every day. Neighbors, FenPAC, and West Fens Community Development Corp. support proposal and have had no problems with existing use. Recommend approval.

VOTED: In reference to petition Z-5554, brought by Linda M. Pettine, Trustee, 107 Park Drive, Boston, for a conditional use to increase number of lodgers from 37 to 50 persons in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Facility, former Audubon Hospital and presently a halfway house for convicts, has occupied building for last four-five years and can accommodate additional thirteen persons. Neighbors, FenPAC, and West Fens Community Development Corp. support proposal and have had no problems with existing use.